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AUG 26 2019



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August 26, 2019

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**PLANNING BOARD
GRAFTON, MA**

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**Subject: Dendee Acres (Desrosiers Landing)
Acceptance Plan and Legal Descriptions Review**

Dear Joe:

We received the following document in our office August 21, 2019 via e-mail:

- Plan entitled Road Acceptance Plan, Desrosiers Landing in Grafton, MA dated August 21, 2019, prepared by Alpha Omega Engineering Inc. for Charles Kady, Jr. (1 sheet) (revised acceptance plans without the two bounds at the northwest corner of the drainage easement).

We received the following document in our office August 22, 2019 via e-mail:

- Plan entitled Road Acceptance Plan, Desrosiers Landing in Grafton, MA dated August 21, 2019, prepared by Alpha Omega Engineering Inc. for Charles Kady, Jr. (1 sheet) (revised acceptance plans with the two bounds at the northwest corner of the drainage easement).

We also received the following documents in our office August 26, 2019 via e-mail:

- Legal descriptions for:
 - Open Space Parcel – Dendee Acres Subdivision, undated.
 - Desrosiers Landing – Dendee Acres Subdivision, undated.
 - Water Easement – Dendee Acres Subdivision, undated.
 - Drainage Easement, undated.
 - Snow Easement, undated.

Graves Engineering, Inc. (GEI) was requested to review the acceptance plan and legal descriptions for compliance with Rules and Regulations Governing the Subdivision of Land, Grafton, Massachusetts and for substantial conformance with the approved definitive plans. During this review, GEI referred to the definitive plans dated January 2, 2006 and last revised June 23, 2009 prepared by Land Planning, Inc. GEI previously reviewed an earlier-dated as-built plan and issued a review letter on July 31, 2019.

This letter is a follow-up to our previous review letter dated August 19, 2019. For clarity, comments from our previous letter are *italicized* and our comments to the design engineer's responses are depicted in **bold**. Previous comment numbering has been maintained.

Our comments follow:

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Acceptance Plan Review

1. *The north end of the drainage easement was reconfigured. The new easement configuration was recorded at Worcester District Registry of Deeds Plan Book 944, Plan 64. GEI understands that the easement was enlarged to accommodate the installed drainage pipe's location, which is not an unreasonable modification to the easement.*

The two new angle points along the easement boundary were not marked with monuments; the easement was marked with a monument at the former northern end of the line whose bearing is S23°28'10"W. The Grafton Subdivision Rules and Regulations require monuments at angle points. GEI defers to the Town of Grafton whether monuments need to be installed at the two new angle points.

Acknowledged. A monument was installed at each of the two points and the latest version of the acceptance plan includes symbols for the new monuments. Please note, use caution when working with the acceptance plan; two versions of the August 21, 2019 acceptance plans are in circulation – one with the two monuments and one without the two monuments.

2. *The total length of the line on the east side of Desrosiers Landing whose bearing is S22°40'15"W should be inscribed on the plans.*

Acknowledged. The acceptance plan was revised to include this information.

3. *The arc lengths need to be inscribed on the plan for the western ends of the water easement and the snow easement.*

Acknowledged. The acceptance plan was revised to include this information.

4. *The bearing needs to be provided for the line at the eastern end of the water easement.*

Acknowledged. The acceptance plan was revised to include this information.

Legal Descriptions

5. *In the opening paragraph of the description for each parcel or easement, the latest revision date should be identified for the plans recorded at Plan Book 886 Plan 108.*

Acknowledged. The descriptions that reference this plan were revised to identify the latest revision date.

6. *In the opening paragraph of the Open Space Parcel, the reference should be to the southern terminus of Desrosiers Landing instead of the easterly terminus.*

Acknowledged. The description was revised.

7. *In the description of the Water Easement, the fourth entry (length is 297.04 feet) does not pertain to this easement and needs to be deleted.*

Acknowledged. The description was revised.

8. *In the description for Parcel I of the Drainage Easement, the new portion at the northwest section of the drainage easement is missing from the description. Also, the bearing and distance needs to be provided for the last entry (the line that runs along Elmwood Street).*

Acknowledged. The description was expanded to include Tract I (consisting of Parcel I and Parcel II) and Tract II (the new portion of the drainage easement) and the description for Parcel 1 was revised to include the bearing and distance along Elmwood Street.

9. *In the description for Parcel II of the Drainage Easement, the last entry should refer to the "place of beginning."*

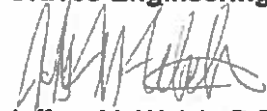
Acknowledged. The description was revised.

10. *In the description for the Snow Easement, the first entry needs to refer to a curve to the right instead of a curve to the left and the last entry should refer to the "place of beginning."*

Acknowledged. The description was revised.

We trust this letter addresses your review requirements. Feel free to contact this office if you have any questions or comments.

Very truly yours,
Graves Engineering, Inc.



Jeffrey M. Walsh, P.E.
Principal

Cc: Paul Cournoyer; Grafton DPW
Brian Szczurko; Grafton DPW
Charlie Kady; developer
Raouf Mankaryous; Alpha Omega Engineering Inc.
Damien Berthiaume, Esq.; Berthiaume & Berthiaume